

## LEGEND

- DAP Boundary
- Recommended garage location
- ⊗ Designated garage location
- 1.5m Second Storey Setback
- Building Envelope
- No Vehicle Access strip and provision of uniform fencing by the subdivider
- Zero Lot Line

## PROVISIONS

The provisions addressed below relate to Agora North Trinity, Alkimos.

Unless otherwise approved by the City of Wanneroo, all dwellings, outbuildings and garages/carports shall be constructed within the nominated building envelopes as depicted on the Plan.

This DAP replaces the need to obtain Planning Approval for the development of a Single House.

### R-CODES VARIATIONS

The City of Wanneroo District Planning Scheme No. 2 and Residential Design Codes apply unless otherwise provided for below.

The following standards represent variations to the R-Codes and operate as Acceptable Development requirements.

### GENERAL PROVISIONS

R-Coding	R40	
Minimum Open Space	35% (i)	
Building Setbacks	Minimum	Maximum
Primary Street	3.0m (ii)	6.0m
Side	Refer Provisions Below (iii)	
Laneway	1.0m	-
Garages	1.0m	3.0m
Second storey	1.5m min. where depicted on plan	

- (i) Outdoor living areas to be located on the northern or eastern boundary where practicable for solar access.
- (ii) Balconies, porticos and front verandahs are permitted to a minimum setback of 2.0m.
- (iii) Side Setbacks:  
Zero lot line is permitted on both side boundaries (except secondary street boundaries) to a maximum height of 3.5m behind the Primary Street setback.

### BUILDING FACADE

Zero lot line walls shall not project beyond the front facade of the dwellings.

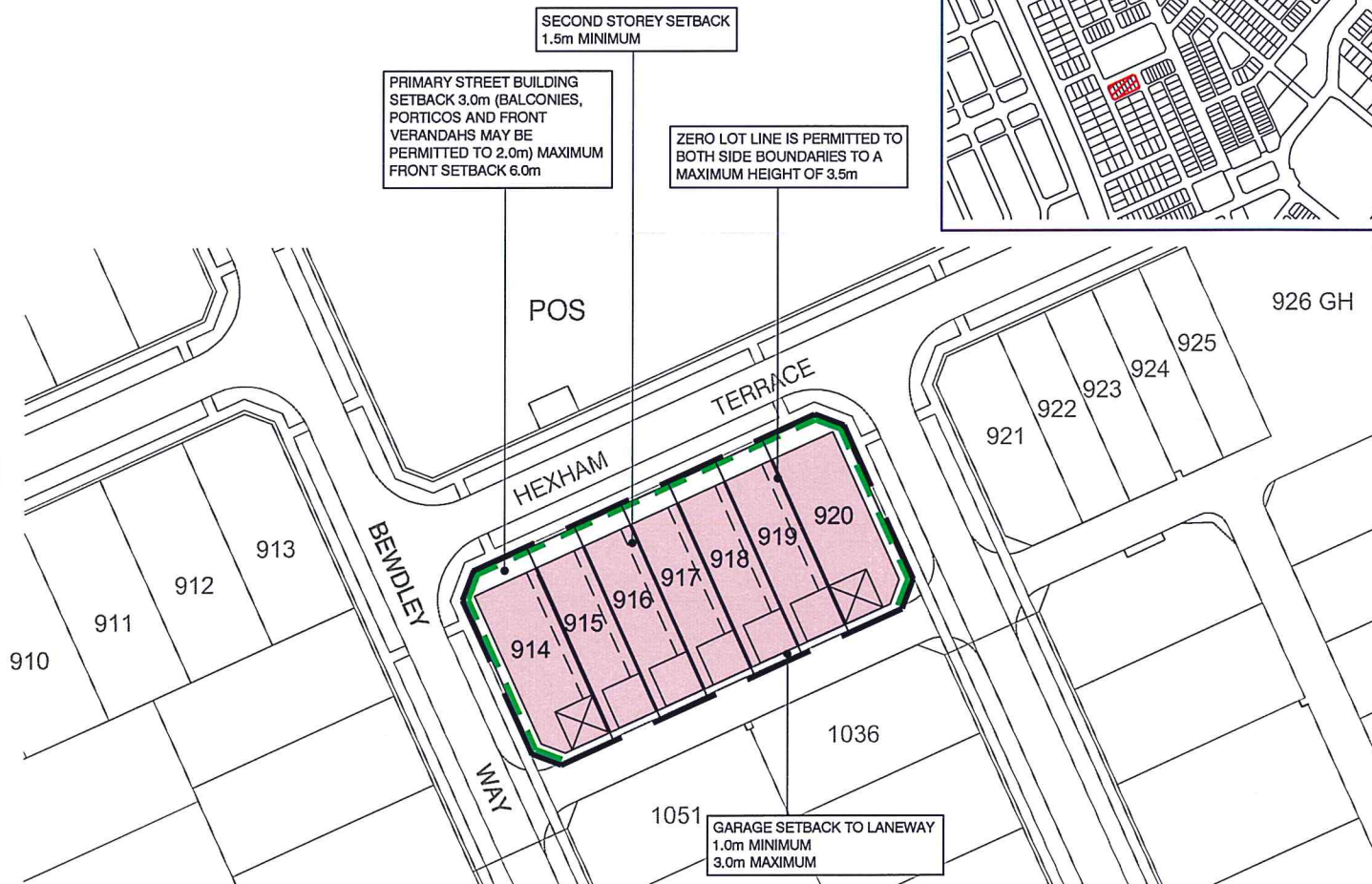
## ENDORSEMENT

This Detailed Area Plan has been endorsed by Council under Clause 9.14.3(d) of District Planning Scheme No. 2

Manager Planning Implementation - City of Wanneroo  
Date 28/11/13

NOTE: Pavements and footpaths shown diagrammatically only

## LOCATION PLAN



DETAILED AREA PLAN No.22 - AGORA STAGE 3  
LOT 1001 MARMION AVENUE, ALKIMOS  
**TRINITY ESTATE**



**GRAY & LEWIS**  
LAND USE PLANNERS  
Suite 5, 2 Hardy Street  
South Perth, WA 6151  
T (08) 9474 1722  
F (08) 9474 1172  
perth@graylewis.com.au